

To: Leadership Board

On: 2 December 2020

Report by: Chief Executive

Heading: Paisley Townscape Heritage / Conservation Area Regeneration Scheme: Variance to Grant Award - 44 High Street, Paisley

1. Summary

- 1.1. In support of the Paisley Town Centre Heritage Asset Strategy, the Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2) project is being delivered. The TH/CARS2 project is funded by Historic Environment Scotland, National Lottery Heritage Fund and Council approved budgets. As a result of the impact of the COVID-19 pandemic, the funders have agreed an extension to the 5-year delivery period for the project, originally 2016-2021, with project completion extended to 31 December 2022.
 - 1.2 This report seeks approval for a variance to a third-party TH/CARS2 grant, subject to approval by the funders, for a combined building repair and shopfront improvement project at 44 High Street, Paisley.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - i. approves the variance to the third-party TH/CARS2 grant award, as outlined in section 4, for works to 44 High Street, Paisley subject to approval by National Lottery Heritage Fund and Historic Environment Scotland.
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3. Background

- 3.1 At the Council meeting on 29 September 2016, it was agreed that Board approval is required to approve and award TH/CARS2 third party grants with a value above £100,000. A TH/CARS2 grant of up to £255,000 for building repair and shopfront improvement works to 44 High Street, Paisley was approved by Leadership Board on 19 February 2020 and subsequently approved by the funders.
- 3.2 The building is identified as a priority project within the TH/CARS2 scheme and is currently on the Buildings at Risk Register. The repair of the exterior of the building and the shopfront improvements will have a significant townscape and regeneration impact in a key area of the High Street, close to the Museum.

4. Variance to Grant Award for 44 High Street, Paisley

- 4.1 Due to the impact of the COVID-19 pandemic, that has increased construction costs and delayed the contract, a variance of grant is required to ensure the completion of the project. In addition, the contractor appointed by the property owner ceased trading which has necessitated a revision to the tender costs and a new contractor appointed.
- 4.2 It is proposed that the approved TH/CARS2 grant of up to £255,000 is increased to up to £295,000 to meet the increased costs. This variance will be met within approved project budgets. Planning consent has been granted for the proposal and a building warrant is expected imminently. The award of grant complies with the terms and conditions set by the funders. Any unused grant will be reallocated within the approved TH/CARS2 project.

5. Next Steps

- 5.1 Subject to Board approval, securing all necessary statutory consents and subsequent approval by HES and NLHF, a contract of grant will be issued for a grant of up to £295,000 and the project will be delivered accordingly.

Implications of the Report

1. **Financial** - Funding for this project utilises approved Council budgets for the implementation of the Paisley Town Centre Heritage Asset Strategy, approved by Council in February 2014 and February 2015 and summarised within the Council report in September 2016. Grants awarded to the Council by National Lottery Heritage Fund and Historic Environment Scotland supplement this budget and are monitored in accordance with the terms and conditions of grant.
2. **HR & Organisational Development** - none.
3. **Community Planning** –
- Our Renfrewshire is thriving – The TH/CARS2 Project will significantly support the objectives to develop Renfrewshire's economy, including its Town Centres as thriving places, supporting local places, businesses and communities.

- Our Renfrewshire is safe - Working in partnership with public and private sector stakeholders and organisations to achieve positive outcomes.
 - Reshaping our place, our economy and our future - The project will contribute to meeting all of the outcomes of the Community Plan to;
 - i. Be one of the best locations in Scotland to invest, in terms of its people, businesses and local communities.
 - ii. Have a growing local economy creating employment for a well trained, qualified and motivated workforce where unemployment is reduced and employment opportunities are growing.
 - ii. Be the best-connected local economy in Scotland, internationally, nationally and regionally.
 - iii. Have attractive environments and successful town centres created through successful area regeneration that contribute positively to local community and economic growth
 - Reshaping our place, our economy and our future – The TH/CARS2 project will secure the restoration and productive re-use of town centre buildings which will contribute to supporting growth and sustainable jobs. Increased footfall and the associated increased use of the High Street offers potential benefits to traders, assisting the economy of Paisley Town Centre.
4. **Legal** - TH/CARS2 third party grants are awarded within the terms of the relevant Council policies and in compliance with the funders terms and conditions of grant. All grants awarded are subject to the Council's approved standard conditions and may, depending on the terms of the contracts of grant and the Council's own policies, require standard securities to be taken over the affected properties.
 5. **Property/Assets** - None
 6. **Information Technology** - None
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** - None
 9. **Procurement** - None
 10. **Risk** - In compliance with the NLHF and HES grants and in accordance with the Council's Project Management Framework, the TH/CARS2 project will actively monitor key risks and issues associated with project delivery.
 11. **Privacy Impact** - none
 12. **COSLA Policy Position** – None

13. **Climate Risk** – With cognisance of Historic Environment Scotland's most recent guidance: '*A Guide to Climate Change Impacts: On Scotland's Historic Environment, Our Place in Time, 2019*', the repair and maintenance of Paisley's historic fabric through TH/CARS2 will contribute to the restoration and repair of buildings and will improve the performance of properties over time.
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List of Background Papers

- (a) Report to Leadership Board: 19th February 2020 'Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH.CARS2): Grant Awards for 3 County Place Paisley and 44 High Street, Paisley
 - (b) Leadership Board: 4th December 2019 'Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH.CARS2): Progress to Date and Grant Award (5 George Place, Paisley)
 - (c) Report to Council 29th September 2016 'Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Grant Awards
 - (d) Report to Economy & Jobs Policy Board: 31st August 2016 'Paisley Heritage Asset Strategy: Submission of Funding Applications'
 - (e) Report to Economy & Jobs Policy Board 18th March 2015 'Paisley Townscape Heritage and Conservation Area Regeneration Scheme (Phase 2)'
 - (f) Report to Economy & Jobs Policy Board: 19th November 2014 'Paisley Heritage Asset Strategy: Progress Report 2'
 - (g) Report to Economy & Jobs Policy Board: 3rd September 2014 'Paisley Heritage Asset Strategy: Submission of Funding Applications'
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